

**MINUTES OF HISTORICAL ADVISORY BOARD  
REGULAR MEETING OF THURSDAY, DECEMBER 6, 2007  
COUNCIL CHAMBERS, CITY HALL  
2263 SANTA CLARA AVENUE – 7:00 PM**

Chair Anderson called the meeting to order at 7:05 pm.

1.     MEMBERS PRESENT:     Chair Anderson, Vice-Chair Miller, Board Members Iverson, Lynch and Irons.

MEMBERS ABSENT:     None.

STAFF PRESENT:     Planning & Building Director Cathy Woodbury; Secretary Cynthia Eliason, Supervising Planner; Zach Seal, Planner I; Jon Biggs, Planning Services Manager; Sue Russell, Development Services; Tony Ebster, Recording Secretary.

2.     MINUTES:

Board Member Lynch requested that staff review the audiotape for consideration of the minutes of September at the next meeting. Ms. Eliason noted that the meeting had not been taped, and because the minutes were produced from her notes, she suggested that Board Member Lynch provide any further detail that she recalled. She noted that the corrected minutes were put into the files when the Certified Local Government (CLG) Annual Report was presented.

Board Member Iverson noted that Dick Rutter had made many interesting points about the materials for street lights and monuments, as well as their life expectancy and care. She believed that this was very important, and inquired whether Mr. Rutter could discuss those matters again since the meeting had not been taped. Ms. Eliason replied that she had requested that the item be continued to the February 2008 meeting, and suggested that Mr. Rutter discuss those matters at that time.

Ms. Eliason noted that the issues addressed in February would be considered part of that meeting. She would add further detail about the monuments.

Board Member Lynch did not believe the minutes of October 4, 2007, could be considered until the outstanding issues were resolved. The minutes for October 4, 2007 would be continued to the February 2008 meeting.

M/S (Lynch, Miller) to approve the minutes of the regular meeting for November 1, 2007 with corrections. 5-0-0.

Ayes: 5; Noes: 0; Abstain: 0; Motion carries.

3.     AGENDA CHANGES AND DISCUSSIONS:

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None

4. SPECIAL REPORTS:

4-A. Introductions of New Staff

Planning & Building Director Cathy Woodbury introduced new staff member Jon Biggs, who came to Alameda from the City of Pacific Grove. He would staff the HAB meetings in the future, and brought considerable historic experience to the City from his previous post. She added that Ms. Eliason had been working with the Climate Protection Task Force for the past year, and that the plan will be ready to go to City Council; she will move into that realm in the near future. She noted that a new administrative staff member would be introduced at the next meeting.

Mr. Biggs introduced himself and noted that he looked forward to helping the City achieve its historic goals.

4-B. **2007 CLG Annual Report** – Presentation of the Certified Local Government (CLG) Annual Report for the reporting period of October 1, 2006, to September 3, 2007. (Code Enforcement)

Ms. Eliason presented the staff report, and summarized the contents of the CLG Annual Report. She noted that some of the minutes were still in draft form, and would be finalized before being sent to the State.

Board Member Lynch noted that she did not see the pre-1942 non-monument, non-study list buildings listed in Attachment 3 of the report. She noted that the section describing the goals for 2008 read, "Continuing the development of a plan for adoption for reuse of historic buildings." She did not know the City was involved in that plan. Ms. Eliason replied that was being undertaken by the Navy, assisted by the City with a new Section 106 consultation. Because of the timing between the initial plan and the new one, the Navy would like to review it.

Chair Anderson noted that page 6, paragraph 2 of Attachment 3, should be corrected to read, "The City ~~is took~~ has taken its first steps ..."

Chair Anderson noted that page 6, paragraph 3 of Attachment 3, read, "The City of Alameda has been able to successfully implement its guide to residential design which was adopted by the City Council in February 2005..." She requested that if it was adopted in 2005, that each member of the Board should have a copy with that date on it. Ms. Eliason advised that it was on the City's website, and that staff would provide copies to the Board members.

Chair Anderson wished to make a correction on “Members of the Historical Advisory Board,” and noted that her information should reflect that she has practiced more than two years as an architect.

M/S (Anderson, Miller) to accept the report.

Ayes: 5; Noes: 0

Motion carries.

5. WRITTEN COMMUNICATION:

None.

6. WORKSHOP:

None.

7. ACTION ITEMS:

**7-A. Certificate of Approval CA07-0008; Applicant: Yong Liang – 1611 Walnut Street.** The applicant requests a Certificate of Approval to alter more than thirty percent (30%) of a residential structure that is listed as a historical resource on the Historic Building Study List. The proposed work includes additions to the first and second stories, the replacement of windows and doors, and the replacement of the foundation and basement. The site is located within an R-5, General Residential Zoning District.

Zack Seal, Planner I, presented the staff report to the Board. Staff recommended that the replacement windows be either wood, wood-clad or fiberglass, and that they must meet the City of Alameda Residential Review Guidelines.

Chair Anderson noted that the Proposal Summary indicated that the living space would be expanded by 594 square feet, and that Mr. Seal had quoted figures between 1,500-2,100 square feet. The plan indicated that both units were increasing by a total of 1,156 square feet. She would like to confirm the correct figures. Mr. Seal replied that the numbers were accurate, and that the 1,156 square feet was not the net number. He noted that the square footage included all of the floor area as part of the two-story addition; the floor area of the existing first story rear addition would have to be subtracted. The total net gain in floor area would be approximately 650 square feet. He noted that he would confirm that the numbers were accurate.

Board Member Irons did not believe the Board should micromanage the paint job, and noted that the front appeared radically different than the idea of somebody burning paint on the same property. He would like clarification, but was not highly concerned about that issue. He noted that the pony wall and the section of the building below the first floor was not very tall, which he did not believe was typical for similar buildings. He preferred a nicer

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railing treatment that would be more integrated to the historic feel, but he was not very familiar with what would have been typical in 1883.

Mr. Seal noted that staff had not seen any plans indicating what the style of the new side rails would be, nor have they seen plans for the new sidewalls that would be installed on either side of the staircase. He noted that the review of these plans would be part of the design review that would occur after the certificate of approval is issued, if the application is approved.

Member Lynch wanted to ensure the details of the five-sided bay windows and the collonettes were saved, and noted that the details did not appear on the drawings. Mr. Seal replied that the applicant had not proposed the elimination of those details, and noted that a condition of approval could be added directing that the details of the bay windows not be altered in any way.

The Board opened the item for public comment.

Richard Rutter, Alameda Architectural Preservation Society (AAPS), believed that the proposed project would upgrade the neighborhood, and would be a good example of improvement. He agreed with staff's report, and believed the proper handling of the doors and transoms could make this building a jewel box. He submitted two photos of a East Lake Stick building on Waller Street in San Francisco, designed by John Gash, a prolific Victorian architect. He noted that the treatment of the double doors would be of interest with respect to this project.

Elizabeth Krase, AAPS, requested clarification about the windows, and noted that page 2 of the staff report stated, "The removal of the existing wood windows, and replacement with IWC vinyl windows, could affect the integrity of the structure." Also, page 4, Item 5, read, "New/replacement windows shall be wood, wood-clad or fiberglass windows." She believed there seemed to be a discrepancy in window materials. She suggested that the old windows slated for removal be rehabilitated if possible. She noted that an Italianate stairway railing with heavy, urn-shaped balusters would be appropriate for this kind of building. She suggested checking the Alameda Museum for early period photos of this building, or similar styles, to get ideas for what the stair railing ought to look like. She said that she generally liked the project.

There were no more speaker slips. Chair Anderson closed the public hearing and opened the Board discussion.

Vice Chair Miller stated that Item 13 of the staff report's recommendations read, "Applicant shall make every attempt to salvage the existing rear wall and additional elements, including stair, molding, brackets, borders and siding..." He inquired why that language was not included in the resolution, and whether it should be added. Mr. Seal noted that it was included in the resolution at the top of page 3.

Chair Anderson noted that a tall, vertical element was characteristic of the Italianate style, and she liked the idea of seeing what was underneath. She would like to see the vertical element strengthened in the front, and would like Condition F to be changed to include the installation of a transom so that it assumed its original proportions.

Board Member Iverson requested clarification on the actual proposed material on the windows. Mr. Seal replied that the preferred material was the extruded vinyl window material of the homeowner. Staff recommended that the Board add as a condition of approval that the windows not be extruded vinyl, and that they be either wood, wood-clad or fiberglass, which was consistent with the residential design review guidelines for historic homes (Condition E).

Board Member Iverson thanked Planning staff for a good, thorough job on this application, and emphasized that a quality job will enhance the appearance and add value to the property and to the neighborhood.

A discussion of siding alignment techniques ensued.

Board Member Iverson noted that it was possible to match the siding and that is the intention of the Code, and suggested that the old and new siding be interlocked if the dimensions were the same. She proposed that maintaining the overall aesthetic and integrity of the building be the goal,

Board Member Irons suggested changing the wording from “exact match” to “a visual match.”

Board Member Lynch complimented staff on an excellent staff report, and inquired whether final inspections were performed to ensure the conditions of approval were followed.

Mr. Seal replied that discussions had been held at the staff level to have the staff planner go out in the field, and performing a final inspection to ensure that the project as constructed was in line with what the Board or staff had required. Another layer of review would be triggered if that was not the case. Staff could include a condition stating that prior to the installation of the siding, staff would verify that the new siding would verify the existing siding.

Chair Anderson advised that Condition G required that “a sample of the proposed siding will be provided to staff prior to the issuance of building permits.”

Chair Anderson entertained a motion to approve the Certificate of Approval with the conditions, stating each condition individually.

Board Member Lynch suggested that instead of using the language “an Italianate structure,” that the wording “the Italianate style” be used.

A discussion of window materials ensued. Chair Anderson emphasized that she did not want to see a fiberglass window next to an existing wood window.

Mr. Seal noted that the conditions stated that the windows must be a visual match.

Vice Chair Miller noted that cost may be a factor for the owners, and if they could accomplish the visual match with fiberglass window, he believed it would be adequate to accomplish the design aesthetic.

Board Member Lynch noted that the quality of the molding of the fiberglass windows was an important factor.

In response to an inquiry by Ms. Eliason regarding the number of new windows, Mr. Seal noted that there would be three replacement windows, as well as eight new windows on the addition, for a total of 11 new windows. All the windows would be placed on the side, and the rear had no windows.

The following conditions would be added:

1. The balcony to be consistent with the Italianate style, non-cantilevered, such as in the provided graphic material;
2. Side walls, new railing and posts are to be added to the front porch consistent with the Italianate style, in order to restore the design integrity of the front entry;
3. All existing windows shall remain with the exception of the two kitchen and bathroom windows on the north side, and the one second-story window on the south side;
4. The window trim, including drip sill, on all new windows shall match the style and dimensions of the window trim on the existing windows, excluding the bay window on the north right and south left sides of the structure;
5. Replacement windows shall provide a visual match.
6. The applicant will be encouraged to repair and maintain existing wood windows;
7. The replacement front doors shall be consistent with the Italianate style, add transoms or other trim to restore the original entry proportions;
8. The bay window shall not be altered.

Chair Anderson entertained a motion to approve the Certificate of Approval with the conditions, stating each condition individually.

M/S (Miller/Anderson) to accept Resolution No. HAB-07-24 as prepared by staff, with the following modifications to the conditions of approval as follows:

1. The design review approval shall incorporate the following conditions:

- A. The proposed railing and posts for the rear entry and second story balcony be made consistent with the Italianate style, non-cantilevered;
  - B. Side walls and new railing and posts are to be added to the front porch, consistent with the Italianate style, in order to restore the design integrity of the front entry;
  - C. All existing windows shall remain except the kitchen and bathroom windows on the north, right side of the structure, and one second-story window on the south, left side of the structure. Encourage the applicant to repair existing wood windows;
  - D. The window trim, including drip sills on all new windows shall match the style and dimensions on the existing windows, excluding the bay window on the north, right and south, left sides of the structure;
  - E. The new replacement windows shall be wood, wood-clad or fiberglass windows that provide a visual match to the existing original wood windows on the structure;
  - F. The replacement front doors shall be consistent with the Italianate style, adding transom window or panel to restore the entry proportions;
  - G. The new siding shall exactly match the material (wood) style, texture and dimensions of the existing siding. A sample of the proposed siding will be provided to staff prior to the issuance of building permits;
  - H. The new roof shall exactly match the style and material of the existing roof;
  - I. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize the Restoration period will be preserved;
  - J. Materials, features, spaces and finishes that characterize time periods other than the historical period of the subject property will be documented prior to their alteration or removal, such as the concrete steps, stair railing, etc.;
  - K. Deteriorated features from the Restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials;
  - L. Replacement of missing features from the Restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties and by combining features that never existed together historically; and
  - M. Bow windows and second-story front windows and trim shall not be altered.
2. The applicant shall make every attempt to salvage the existing rear wall and second-story elements, including exterior molding, eave brackets, frieze borders, and siding. A graphic presentation will be provided by staff to the applicant to aid in this endeavor.

Ayes: 5; Noes: 0  
 Motion carries.

**7-B. Certificate of Approval PLN07-0006; Applicant: Peter Yeh – 1222 Park Street (Bernardi Cleaners Historic Signs).** The applicant requests approval to alter the three historically designated Bernardi Cleaners signs by replacing the words “Bernardi” with “Amazon”; “Cleaners” with “Tropical Fish”; and “Tailors” with “Supplies.” The applicant also proposes to change the color of the neon tubing from red to blue and pink, and add a tropical fish logo above the “Amazon” sign. The site is located within a C-C/T (Community Commercial/Theatre Combining) Zoning District. (ZS).

Mr. Seal noted that Sue Russell from Development Services would answer questions for the Board.

The Board opened the item for public comment.

Sue Russell, Development Services, noted that the applicants were well aware of the historical significance of the building. She added that the owner received a Development Services grant to redo the glass in front of the building, which had been in very bad shape. She noted that the owner was very respectful of the sign, and valued the architecture of the building. She emphasized that the owner needed accurate signage for his business, and noted that he still has people bringing laundry and tailoring in to his business because of the inaccurate signage.

Board Member Lynch noted that she was disturbed by this, and did not see it as respecting the design guidelines for the preservation of the signs. She had called Jerry Lynn of the sign company several days prior, and discussed her concerns with him. She had pointed out that the font was not the same, and she had been told that he would try to get a more similar font.

Peter Yeh, Direct Sign Outlet, distributed a handout to the Board members, and pointed out that two fonts were similar to the letter forms currently on the sign. He described the noticeable differences between the two fonts, and noted that the current signage was based on the two fonts but that creative license had been taken when the sign was created. He noted that it would be impossible for them to create a 100% match of the sign because that font did not actually exist. The similar fonts were called Futura Display and Tourist Gothic.

Board member Lynch noted that two letters in “Bernardi” could be used in “Amazon,” and that 12 letters in “Cleaners and Tailors” could be used in “Tropical Fish Supplies.” She did not oppose the sign being changed, but would like the sign to look as much like the original as possible.

In response to an inquiry by Board Member Lynch regarding the proposed colors, Mr. Yeh replied that the colors they chose were still true to the era of the signage, and that the proposed blue and pink would better match the business.

A discussion about the fabrication of the neon letters ensued.



Board Member Lynch would like the font to be matched to the original sign as closely as possible aesthetically by the sign company. She also understood the need to be as descriptive of the business as possible.

There were no more speaker slips. Chair Anderson closed the public hearing and opened the Board discussion.

Board Member Lynch wished to discuss the changes in the neon colors.

Mr. Yeh noted that the fish was in blue neon, as would the word "Amazon"; "Tropical Fish and Supplies" would have either pink or red neon, depending on the appropriateness of the color.

Vince Ng, owner, displayed a picture of the neon signage.

Board Member Lynch would like the original colors to be used, as cited in the ordinance.

Chair Anderson did not know whether the colors had changed over the course of time, and believed it would be overly restrictive by the ordinance to state that they must follow those colors.

Vice Chair Miller noted that he owned several neon signs, and had observed a change in the fluorescence over time; one white sign had changed to pink because of deterioration.

Board Member Iverson suggested asking the applicant to return with a font that was more square.

Chair Anderson suggested that since the original font could not be duplicated exactly, that the applicant be encouraged to match certain aspects of the font.

Ms. Russell noted that the ordinance read, "Should it not be possible for any historic signs to be modified according to the requirements above, any changes to the signs must be reviewed and approved by the Historical Advisory Board."

In response to an inquiry by Chair Anderson, Mr. Yeh replied that the font was not available in the computer; also, it did not exist inside the *Encyclopedia of Typefaces*.

Board Member Irons suggested that Condition 1 read, "The font for the new letters shall be Tourist Gothic of the same, size, placement ..."

Mr. Yeh indicated that would not be a problem.

Board Member Lynch inquired whether the neon fish on the sign could be animated. Mr. Yeh replied that he would like to be able to do that, but the budget would not allow it.

Chair Anderson entertained a motion to approve the Certificate of Approval.

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M/S (Miller/Lynch) to accept Resolution No. HAB0720 as prepared by staff, with the following modifications to Condition 1: "The new letters shall be Tourist Gothic of the same shape, size, placement, color, material..."

Ayes: 5; Noes: 0;  
Motion carries.

**7-C. Certificate of Approval; CA06-0020; Steve Rynerson for Barry Hemphill and Judy Freed – 951 Pacific Avenue.** The applicant is requesting a Certificate of Approval for demolition of more than 30 percent of an Italianate style single-family residence built in 1879. The demolition would result from the proposed removal of the façade and expansion of the entire structural footprint to fully encase the original building, changing the structure from a simple Italianate farmhouse to a more monumental mansion form. This property is listed on the Historic Building Study List as a historic resource distinguished by its architectural, historical, or environmental significance, eligible for inclusion in the State Historic Resources Inventory, and of secondary priority for inclusion on the list of Alameda Historical Monuments. The site is located within an R-2, Two-Family Residential Zoning District. (DB)

Ms. Eliason indicated that this applicant has withdrawn their application.

**7-D. 2008 Meeting Schedule.**

Chair Anderson proposed eliminating the July 3, 2008, meeting.

Chair Anderson moved to accept the 2008 meeting schedule, with the deletion of the July meeting.

M/S (Anderson/Lynch)  
Ayes: 5; Noes: 0  
Motion carries.

8. ORAL COMMUNICATIONS:

None.

9. BOARD COMMUNICATIONS:

Chair Anderson noted that the Alameda Point Task Force meeting was cancelled in November. The next scheduled meeting will be December 13, 2008, at the O Club at 6:30 p.m.

Board Member Lynch distributed a story she wrote for the *Alameda Sun* about signs. She also noted that Historic Preservation season was coming, and added that she had a draft of the various activities.

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10. STAFF COMMUNICATIONS:

Mr. Biggs gave the Board information on upcoming workshops and conferences.

Board Member Iverson inquired about the status of historic plaques. Mr. Biggs noted that he would report back to the Board with that information.

Vice Chair Miller requested that staff provide a list of future projects coming before the HAB.

11. ADJOURNMENT:

This meeting was adjourned at 9:30 p.m.

Respectfully Submitted by:

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Cynthia Eliason,  
Secretary, Historical Advisory Board